

1 **CITY OF NORTH BEND PLANNING COMMISSION MEETING MINUTES**

2 Thursday, June 28, 2012 at 7:00 PM

3 City Hall Conference Room,

4 211 Main Avenue North, North Bend, WA 98045

5 *Note: Due to a recording error, the audio recording of tonight's Planning Commission Meeting is not available.*
6 *Audio recordings of other meetings are on the city's website at www.northbendwa.gov under "Planning*
7 *Commission Meeting Audio".*

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9 **CALL TO ORDER**

10 Chair McFarland called the meeting to order at 7:00 PM.

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12 **ROLL CALL**

13 Planning Commissioners present: Brenden Elwood, Rob McFarland (Chair), Scott Lee, and Jim Luckey

14 City Staff present: Jamie Burrell, Senior Planner; Mike McCarty, Senior Planner.

15 Planning Commissioners absent: Bruce Bjorklund, Gary Fancher, Piper Muoio (all excused).

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17 **AGENDA ITEM #2 – MINUTES OF JUNE 14, 2012 PLANNING COMMISSION MEETING**

18 Commissioner Luckey motioned to approve the Minutes; Commissioner Lee seconded the motion. There were no
19 comments, questions, or corrections to the Minutes offered. The Minutes were approved, 4:0.

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21 **AGENDA ITEM #3 – PUBLIC COMMENT ON NON-AGENDA ITEMS**

22 There were no members of the public in attendance at tonight's meeting.

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24 **AGENDA ITEM #4 – PUBLIC HEARING ON MINOR UPDATES TO THE PARKS ELEMENT**
25 **OF THE COMPREHENSIVE PLAN**

26 Chair McFarland opened the public hearing at 7:04. There were no members of the public in attendance. Chair
27 McFarland closed the public hearing at 7:04.

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29 **AGENDA ITEM #5 – PLANNING COMMISSION DELIBERATION AND POSSIBLE**
30 **RECOMMENDATION ON MINOR UPDATES TO THE PARKS ELEMENT OF THE**
31 **COMPREHENSIVE PLAN**

32 Mike McCarty briefed the Commissioners on the minor updates to the Parks Element, which consisted of two
33 projects added to the Parks Capital Facilities Plan within the Parks Element, a project removed as it had been
34 completed, an amendment to the Parks Trail Plan Map, and minor language amendments.

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36 Chair McFarland requested reviewing the previous Parks Capital Facilities Plan to see which projects had been
37 accomplished to date. Mike provided a copy of the 2005-2010 Parks Capital Facilities Plan to Chair McFarland,
38 and described the projects that had been completed from that plan (most of which had been completed or are
39 about to be completed with the Tollgate Farm improvements funded by the Si View 2010 bond).

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41 Chair McFarland inquired about whether \$30,000 worth of improvements to the Tollgate Farmhouse had been
42 happening annually, as shown on the Capital Facilities Plan. Mike McCarty confirmed that projects have
43 occurred annually, but that the amount has varied year to year based on grant funds received.

44
45 The Planning Commission discussed the North Bend Way/Cedar Falls Way round-about re-landscape project
46 proposed for addition to the Parks Capital Facilities Plan and inquired about the costs and scope for constructing
47 the proposed improvements thereto. Mike McCarty stated that the costs estimates and scope of work were
48 prepared by Ryan Kolodejchuk, who is a landscaper, and included significant earthwork and volunteer
49 contributions, but that the Council would ultimately decide on the scope and what amount of money to expend on
50 the project.

Commissioner McFarland asked the Planning Commissioners if there was no other discussion on the minor updates to the Parks Element of the Comprehensive Plan if there was a motion to recommend approval of the amendments. Commissioner Lee motioned to approve the minor amendments to the Parks Element, seconded by Commissioner Luckey. The motion passed 4:0.

AGENDA ITEM #6 – PUBLIC HEARING ON UPDATES TO THE NORTH BEND MUNICIPAL CODE TO ADDRESS THE NATIONAL MARINE FISHERIES SERVICE (NMFS) BIOLOGICAL OPINION (BiOp) ON IMPLEMENTATION OF THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), AND OTHER MINOR CODE AMENDMENTS

Chair McFarland opened the public hearing at 7:30. There were no members of the public in attendance. Chair McFarland closed the public hearing at 7:30.

AGENDA ITEM #7 – PLANNING COMMISSION DELIBERATION AND POSSIBLE RECOMMENDATION ON UPDATES TO THE NORTH BEND MUNICIPAL CODE TO ADDRESS THE NATIONAL MARINE FISHERIES SERVICE (NMFS) BIOLOGICAL OPINION (BiOp) ON IMPLEMENTATION OF THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), AND OTHER MINOR CODE AMENDMENTS

Jamie Burrell briefed the Commissioners on the purposes of the amendments, and the requirement to address the NMFS BiOp which determined that continued administration of the NFIP was “likely to jeopardize the continued existence of Puget Sound Chinook salmon, and Southern Resident killer whales, and likely to adversely modify Puget Sound Chinook salmon and Southern Resident killer whale critical habitat”.

Jamie Burrell clarified that the City of North Bend is an active participant in the NFIP in order for residents to receive reduced flood insurance rates and that the proposed code amendments would require a habitat assessment and mitigation plan unless a “No Adverse Effect on any species listed under the Endangered Species Act” was demonstrated. This determination would be part of a Floodplain Permit and Critical Areas review. Additional minor miscellaneous code updates are addressed with these amendments as well.

Commissioners asked questions related to the amendments and proposed that where possible it be clarified that this only applies to properties within floodplains applying for a Floodplain Development Permit. Commissioner’s reviewed a table that compares existing City Code with the requirements in the Biological Opinion Provisions. Commissioner’s requested that Jamie Burrell add a column to the table that summarizes the impact of the new amendments compared with existing code. If the City does not adopt amendments to the code to show consistency with the BiOp provisions than a model code would need to be adopted, or projects would have to show compliance on a case-by-case basis.

Further review by the Planning Commission on this topic will take place at a future meeting.

ADJOURNMENT:

Commissioner Elwood motioned to adjourn; Commissioner Luckey seconded the motion. The motion passed 4:0. The meeting adjourned at 8:07 PM.

NEXT PLANNING COMMISSION MEETING:

The next Planning Commission meeting will be on July 26, 2012 at 7:00 PM at the City Hall Conference Room.

ATTEST:

Rob McFarland, Chair

Mike McCarty, City of North Bend